

## ORDINANCE NO. DRAFT 05/22/2020

### **Purpose**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to promote environmental justice by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect the health of residents living in communities surrounding these land uses. Amendments to Title 22 also address industry changes and broader regulation in recycling and solid waste uses to support waste diversion and promote recycling and organic waste management.

### **Definitions**

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.14.010 in Division 2 is hereby amended to read as follows:

**22.14.010     A**

...

Automobile dismantling yard. See recycling processing facility. ~~Any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.~~

...

**SECTION 2.** Section 22.14.030 in Division 2 is hereby amended to read as follows:

**22.14.030 C**

...

Conversion technology facility. A facility that receives and processes solid waste by employing an array of biological, chemical, thermal and/or mechanical technologies to create biogas or syngas, which can be used to create products such as renewable electricity, renewable fuels, soil amendments, and more. Processes may include but are not limited to gasification, pyrolysis, acid hydrolysis, and/or distillation. This term includes anaerobic digestion facility and biomass conversion facility, but does not include waste incineration facility or gas-to-energy facilities. See organic waste recycling facility or solid waste facility.

Anaerobic digestion facility. See organic waste recycling facility.

Biomass conversion facility. See organic waste recycling facility.

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**SECTION 3.** Section 22.14.100 in Division 2 is hereby amended to read as follows:

**22.14.100 J**

...

Junk and salvage. Any old, secondhand, or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, green waste, furniture including mattresses, trash, and similar materials, trash, and similar materials, and shall

include dismantled machinery, equipment, and parts. This term includes the bailing of cardboard boxes, paper, and paper cartons.

~~Junk and salvage yard. Any premises, establishment or place of business which is maintained, operated, or used for storing, keeping, buying, selling, or dismantling of junk and salvage.~~

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**SECTION 4.** Section 22.14.120 in Division 2 is hereby amended to read as follows:

**22.14.120 L**

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~~Land reclamation project. A project established to restore otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil, or other unwanted materials.~~

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**SECTION 5.** Section 22.14.150 in Division 2 is hereby amended to read as follows:

**22.14.150 O**

...

Organic waste recycling facility. A facility that receives, sorts and processes solid wastes containing material originated from living organisms and their metabolic waste products, including but not limited to food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges, as defined in California Code of Regulations Section 18982, including the following:

Anaerobic digestion facility. A facility that uses the controlled biological

decomposition of organic material in the absence of oxygen or in an oxygen-starved environment to produce biogas and a residual digestate.

Biomass conversion facility. A facility that produces heat, fuels, or electricity by the controlled combustion of, or the use of other non-combustion thermal conversion technologies on the following materials that are source-separated: agricultural crop residues; green waste such as bark, lawn, leaves, tree and brush pruning; wood, wood chips, and wood waste; nonrecyclable pulp or nonrecyclable paper materials; and dried digestate, dried food waste, and dried sludge. Feedstock should not include animal fats.

Chipping and grinding or mulching facility. A facility that mechanically reduces the size of, or creates a product from source-separated compostable materials, including tree debris, yard trimmings, and suitable woody material, which is intended for use on soil surfaces to prevent the growth of weeds and minimize erosion, for commercial purposes. This operation does not produce compost.

Composting facility. A facility that processes, transfers, or stores compostable materials as defined in California Code of Regulations, Title 14, Section 17852(a)(11). Processing and handling of compostable materials results in controlled biological decomposition. Processing and handling includes composting, screening, chipping and grinding, and storage activities related to the production of compost, compost feedstocks, and chipped and ground materials. This may also include vermiculture; the process of decomposition of compostable materials using various species of worms.

In-vessel facility. A facility in which organic wastes are processed through the controlled biological decomposition with or without the presence of oxygen as defined

in California Code of Regulations Section 17896.2.

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**SECTION 6.** Section 22.14.160 in Division 2 is hereby amended to read as follows:

**22.14.160 P**

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Pallet yards. A premise that is primarily used for repair, construction, deconstruction, reconstruction, recycling, or storage of new or used pallets, typically made of wood, that are used in handling and storage of materials.

...

**SECTION 7.** Section 22.14.180 in Division 2 is hereby amended to read as follows:

**22.14.180 R**

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Recycling and solid waste. The following terms are defined solely for Section 22.140.660 (Recycling Collection Facilities, Accessory), 22.140.670 (Recycling Collection Facilities, Principal), 22.140.680 (Organic Waste Facilities), and 22.140.690 (Solid Waste Facilities).

Biosolids. Solid, semi-solid, sludge, or liquid residue generated during the sewage or wastewater treatment process, as defined in Section 17852 of the California Public Resources Code.

Compost. The product resulting from controlled aerobic or anaerobic biological decomposition of organic wastes from the solid waste stream, as defined in Section 17852 of the California Public Resources Code. This may include vermiculture;

the product of decomposition using various species of worms.

Construction and demolition (C&D) debris. C&D debris is all waste generated or by resulting from construction, renovation, repair, or demolition operations on buildings, structures, landscapes, and pavements including but not limited to houses, large building structures, roads, bridges, piers, dams, excavation projects, and landscaping projects. C & D debris includes but is not limited to building materials, dirt, fully cured asphalt, tools, packaging materials, and other material that is generally similar to C&D debris and that is separated for reuse, that is not hazardous, contains no putrescible wastes, and that can be processed without generating any residual, provided that the material is generated by an activity that is similar to construction work.

Digestate. Solid and/or liquid residual material remaining after organic material has been processed in an in-vessel digester, which may be composted, as defined in Section 17852 of the California Public Resources Code.

Disposal Site. Disposal site means the place, location, tract of land, area, or premises used, intended to be used, or which has been used, for the disposal of solid wastes.

Hazardous waste. Hazardous waste, as defined in Section 40141 of the California Public Resources Code, means waste or combination of wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may do either of the following: (A) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of or

otherwise managed. Hazardous waste includes, but is not limited to, spent fuel, waste solvent, spent acid, waste caustic rinse water, metal polishing dust, spent plating solution, used oil, waste anti-freeze, and waste paint.

Household hazardous waste. Any hazardous waste generated incidental to owning and/or maintaining a place of residence. Household hazardous waste includes, but is not limited to, motor oil, oil filters, paint, turpentine, cleaners with acid or lye, pesticides, herbicides, batteries, light bulbs, pool chemicals, old computers, and miscellaneous electronics.

Household waste. Household waste means any solid waste material derived from households. Including garbage, trash and refuse such as bottles, cans, clothing, compost, disposables, food packing, food waste, paper goods, newspapers, magazines, discarded furniture, and discarded mattresses. Household waste does not include household hazardous waste.

Inert waste/inert debris. Non-liquid solid waste and recyclable materials that do not contain hazardous waste or soluble pollutants and has not been treated in order to reduce pollutants, as defined in Section 17381 of the California Public Resources Code. Inert debris/inert waste includes materials such as crushed glass, brick, ceramics, clay and clay products, fiberglass roofing shingles, slag, plaster, soil, dirt, concrete, asphalt, stones and rocks of varying sizes, and other inert construction and demolition debris.

Non-ferrous metals. Metals such as aluminum, brass, copper, nickel, tin, lead, and zinc, which do not contain iron and are more resistant to corrosion compared to metals containing iron or steel.

Organic waste. Organic waste means solid wastes containing material originated from living organisms and their metabolic waste products, including but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges.

a. Compostable material. Any organic material that when accumulated will become active compost, as defined in Section 17852 of the California Public Resources Code. This term also includes the following: food material and green material.

b. Food material. Any material that was acquired for animal or human consumption and is separated from the mixed solid waste, as defined in Section 17852 of the California Public Resources Code. Food material may include commercial food waste from grocery stores, restaurants, businesses, institutional cafeterias (such as, prisons, schools and hospitals) or residential food scrap collection. It does not include agricultural food materials, such as manures, plant pruning, and crop residues.

c. Green material. Any plant material that is separated at the time of generation and contains no greater than one percent of physical contaminants by weight, as defined in Section 17852 of the California Public Resources Code. Green material includes but is not limited to yard trimmings, untreated wood wastes, natural fiber products, and construction and demolition wood waste. Green material does not



include food material, biosolids, mixed solid waste, material processed from mixed waste, wood containing lead-based paint or wood preservative, mixed construction, or mixed demolition debris.

d. Mixed organic material. Any combination of compostable materials, food materials, and green materials.

Recycle (or Recycling). The process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw materials for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. Recycling does not include transformation as defined as the incineration, pyrolysis, distillation, gasification, or biological conversion other than composting.

Recycling processing. The controlled separation, recovery, volume reduction, conversion, or recycling of solid waste including, but not limited to organized, manual, automated, or mechanical sorting, the use of vehicles for spreading of waste for the purpose of recovery, and/or includes the use of conveyor belts, sorting lines or volume reduction equipment.

a. Bailing. The process of compressing and binding of recycled materials and solid waste.

b. Reverse vending machine. An automated mechanical device which accepts one or more types of empty beverage containers including, but not limited to aluminum cans, glass, and plastic bottles, and issues a cash refund or a

redeemable credit slip with a value not less than the container's redemption value as determined by the State. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine.

Solid waste. All putrescible and non-putrescible solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, containers, packaging, rubbish, ashes, industrial wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, discarded home and industrial furniture, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes and recyclable materials. This term shall not include hazardous waste, as defined in Section 66714.8 of the California Government Code or Section 25117 of the California Health and Safety Code. This term includes garbage, rubbish, and waste.

Source separated materials. Materials, including commingled recyclables, which have been separated or kept separate from the solid waste stream at the point of generation.

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Supermarket. Contains a full-line, self-service retail store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.

Supermarket accessory recycling collection center. Recycling collection containers that are installed outdoors on an existing, lawfully established supermarket site as an accessory use only. Supermarket accessory recycling collection centers are

to be operated with certification from the California Department of Conservation under the California Beverage Container Recycling and Litter Reduction Act of 1986. Such facility may only accept beverage containers, as defined in Sections 14504 and 14505 of the California Public Resources Code. It may include any combination of the following: a mobile recycling unit, bulk reverse vending machines, or a grouping of reverse vending machines occupying more than 50 square feet; kiosk units that may include permanent structures; or unattended containers placed for the donation of recyclable materials.

Recycling collection facility, primary. A facility, as a primary use, which is used for the deposit, drop-off, or buy-back of specific recyclable materials, such as paper, cardboard, glass, non-ferrous metal, or plastic, for the purpose of temporary storing, sorting and transferring.

Recycling processing facility. A facility that is used for the processing of recyclable materials for shipment, or to an end-user's specifications, by such means as sorting, baling, briquetting, cleaning, compacting, crushing, flattening, grinding, re-manufacturing and shredding. Processed materials from recycling collection centers shall be certified to the California Department of Resources Recycling and Recovery's (CalRecycle) satisfaction. Processing facilities include other similar businesses handling storage, processing of recyclable or reusable materials, as defined in this Chapter, including the following terms:

Automobile dismantling yard. Any premise used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling, or dealing in such vehicles or vehicle parts or

component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled, or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.

Construction and demolition (C&D) processing facility. A site that receives any combination of construction and demolition debris for the purposes of storage, handling, transfer, or processing (including crushing, breaking, and grinding). C&D must be source separated or separated for reuse solid waste and recyclable materials specifically resulting from construction, renovation, repair or demolition operations on buildings, structures, and pavements, as defined in Section 17381 of the California Public Resources Code. For the purpose of this Title 22, such facility shall be classified as a recycling processing facility.

Inert waste/inert debris processing facility. A facility or a site that receives, stores, handles, processes, (including crushing, breaking, and grinding), and transfers inert waste/inert debris. Inert waste/inert debris must be source separated or separated for reuse, and do not contain hazardous waste or soluble pollutants, as defined in Section 17381 of the California Public Resources Code. This does not include an inert debris landfill.

Materials recovery facility (MRF). A facility where solid wastes or recyclable materials are sorted or separated, by hand or by use of machinery, for the purposes of recovery of recyclable materials, and may include transfer stations that accompany floor sorting.

Scrap metal processing yard. An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting and/or reuse.

Transfer Station. A facility designated or used to accept recyclable or waste material for transfer to another location for further processing or disposal.

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**SECTION 8.** Section 22.14.190 is hereby amended to read as follows:

**22.14.190 S**

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Scrap metal processing yard. See recycling processing facility. ~~An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting by steel mills and foundries.~~

Sensitive uses. A range of land uses where individuals are most likely to reside or spend time, including dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. Sensitive use shall not include a caretaker residence.

Solid fill. Any noncombustible materials that are insoluble in water, such as soil, rock, sand, or gravel that can be used for grading land or filling depressions. This term shall not include solid waste or recyclable materials.

Solid fill project. An operation on a site where more than 1,000 cubic yards of solid fill materials are deposited on a lot or site that is not associated with any development project for any purpose, including grading or reclaiming of land. This term shall not be

classified as a solid waste landfill.

Solid waste. Any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded materials, resulting from industrial, commercial, mining, and agricultural operations, and from community activities. Solid waste includes liquid, semi-solid, or contained gaseous materials.

Solid waste facility. This term includes the following:

Inert waste landfill/inert debris landfill. A facility that accepts only inert waste, and in which inert debris is discharged in or on land for disposal.

Solid waste landfill. A facility in which waste is discharged in or on land for disposal. A solid waste landfill may include an inert debris landfill.

Solid waste conversion technology facility. The process that converts waste to energy, including an array of biological, chemical, thermal and mechanical technologies to manage solid waste. Processes may include gasification, pyrolysis, acid hydrolysis, and/or distillation. This term does not include waste incineration facility, in-vessel digestion facility, or biomass conversion facility.

...

**SECTION 9.** Section 22.14.230 is hereby amended to read as follows:

**22.14.230    W**

...

~~Waste disposal facility. A landfill, transfer station, land reclamation project, or other similar site or facility, which is used or intended to be used for the transfer, salvage, or disposal of rubbish, garbage, or industrial waste.~~

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**Land Use Regulations including Types of Permits and Development Standards  
Required in Agricultural, Open Space, Resort and Recreation, and Watershed  
Zones**

**SECTION 10.** Section 22.16.030 is hereby amended to read as follows:

**22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.**

...

**C. Use Regulations.**

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

<b>TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>						
	<i><b>A-1</b></i>	<i><b>A-2</b></i>	<i><b>O-S</b></i>	<i><b>R-R</b></i>	<i><b>W</b></i>	<i><b>Additional Regulations</b></i>
<b>Agricultural and Resource-Based Uses</b>						
...						
Land reclamation	CUP	CUP	CUP	CUP	CUP	
...						
<b><u>Recycling and Solid Waste Uses<sup>17</sup></u></b>						
...						
<u>Organic waste recycling facilities</u>						
<u>Anaerobic digestion facilities</u>	=	CUP	=	=	=	Section 22.140.690
<u>Chipping and grinding or mulching</u>	=	CUP	=	=	=	Section 22.140.690
<u>Composting, green waste only</u>	=	CUP	=	=	=	Section 22.140.690
<u>Composting, mixed waste or food waste</u>	=	CUP	=	=	=	Section 22.140.690
<u>Composting, vermiculture</u>	=	SPR	=	=	=	Section 22.140.690



TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
<u>In-vessel</u>	=	CUP	=	=	=	Section 22.140.690
<u>Solid waste facilities</u>						
<u>Inert debris landfill</u>		CUP				Section 22.140.700
<u>Solid waste conversion technology facilities including biomass conversion facilities</u>	=	CUP	=	=	=	Section 22.140.700
<u>Solid waste landfill</u>	=	CUP	=	=	=	Section 22.140.700
...						
<b>Notes:</b> ... <u>17. Use shall include commercial-purpose facilities only and shall not include agricultural uses.</u>						

2. Accessory Uses. Table 22.16.030-C, below identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
<u>Organic waste recycling facilities<sup>4,6</sup></u>						
<u>Composting, green waste only</u>	=	SPR	=	=	=	Section 22.140.690
<u>Composting, mixed waste or food waste</u>	=	SPR	=	=	=	Section 22.140.690

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
<u>Composting, vermiculture</u>	=	SPR	=	=	=	Section 22.140.690
<u>In-vessel</u>	=	SPR	=	=	=	Section 22.140.690
...						
<b>Notes:</b> ... 4. Use permitted <u>as an accessory use only</u> when operated in conjunction with, <del>and intended to serve the patrons of,</del> a use permitted in the zone, but not as a separate enterprise. ... 6. Use shall include commercial-purpose facilities only and shall not include agricultural <u>uses</u> .						

...

## 22.16.040 Development Standards for Zones A-1, A-2, O-S, R-R, and

W.

A. Development on any lot in Zones A-1, A-2, O-S, R-R, and W shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

# Land Use Regulations including Types of Permits and Development Standards Required in Residential Zones

**SECTION 11.** Section 22.18.030 is hereby amended to read as follows:

## **22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.**

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### C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

<b>TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES</b>							
	<i><b>R-A</b></i>	<i><b>R-1</b></i>	<i><b>R-2</b></i>	<i><b>R-3</b></i>	<i><b>R-4</b></i>	<i><b>R-5</b></i>	<i><b>Additional Regulations</b></i>
<b>Agricultural and Resource-Based Uses</b>							
...							
Land reclamation	CUP	CUP	CUP	CUP	CUP	CUP	
...							

**SECTION 12.** Section 22.18.040 is hereby amended to read as follows:

## **22.18.040 Development Standards for Residential Zones.**

A. Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD. Development on any lot in Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

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# Land Use Regulations including Types of Permits and Development Standards Required in Commercial Zones

**SECTION 13. Section 22.20.030 is hereby amended to read as follows:**

**22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.**

...

## C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

<b>TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES</b>								
	<i><b>C-H</b></i>	<i><b>C-1</b></i>	<i><b>C-2</b></i>	<i><b>C-3</b></i>	<i><b>C-M</b></i>	<i><b>C-MJ</b></i>	<i><b>C-R</b></i>	<i><b>Additional Regulations</b></i>
<b>Agricultural and Resource-Based Uses</b>								
...								
Land reclamation projects	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
...								

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

<b>TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES</b>								
	<i><b>C-H</b></i>	<i><b>C-1</b></i>	<i><b>C-2</b></i>	<i><b>C-3</b></i>	<i><b>C-M</b></i>	<i><b>C-MJ</b></i>	<i><b>C-R</b></i>	<i><b>Additional Regulations</b></i>
...								

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	<i>C-H</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-MJ</i>	<i>C-R</i>	<i>Additional Regulations</i>
<u>Organic waste recycling facilities</u> <sup>4</sup>								
<u>Composting, green waste only</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.690</u>
<u>Composting, mixed waste or food waste</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.690</u>
<u>Composting, vermiculture</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.690</u>
<u>Supermarket accessory recycling collection center</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...								
Notes: ... 4. Use is permitted <u>as an accessory use only when operated</u> in conjunction with, and intended to, serve the patrons of a use permitted in the zone, but not as a separate enterprise. ...								

**SECTION 14.** Section 22.20.040 is hereby amended to read as follows:

**22.20.040 Development Standards for Commercial Zones.**

A. Development on any lot in Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, and CPD shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

...

## Land Use Regulations including Types of Permits and Development Standards Required in Industrial Zones

**SECTION 15.** Section 22.22.030 is hereby amended to read as follows:

### **22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.**

...

#### C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

<b>TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>					
...					
Land reclamation projects	CUP	CUP	CUP	CUP	
...					
...					
<b>Industrial Uses</b>					
...					
Junk and salvage yards, including the bailing of cardboard, cardboard boxes, paper, and paper cartons	--	--	CUP	CUP	Section 22.140.120
...					
<u>Pallet yards</u>	<u>MCUP</u>	<u>MCUP</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.650</u>
...					



<b>TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
Scrap metal processing yards	--	--	CUP	CUP	Section 22.140.530
...					
Waste disposal facilities	--	--	CUP	CUP	
...					
<b>Recycling and Solid Waste Uses</b>					
<u>Recycling collection centers</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.670</u>
<u>Recycling processing facilities</u>					
<u>Auto dismantling yards</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.680</u>
<u>Construction, demolition, and inert debris processing or deposit facilities</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.680</u>
<u>Materials recovery facilities</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.680</u>
<u>Scrap metal yards</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.680</u>
<u>Transfer stations</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.680</u>
<u>Organic waste recycling facilities</u>					
<u>Anaerobic digestion facilities</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.690</u>
<u>Chipping/grinding or mulching</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.690</u>
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.690</u>
<u>Composting, green waste only</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.690</u>

<b>TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
<u>Composting, mixed waste or food waste</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.690</u>
<u>In-vessel</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.690</u>
<u>Solid waste facilities</u>					
<u>Inert debris landfill</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.700</u>
<u>Solid waste conversion technology</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.700</u>
<u>Solid waste landfill</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.700</u>
...					
...					
<b>Vehicle-Related Uses</b>					
...					
Vehicle services					
...					
<i>Automobile dismantling yards</i>	--	--	CUP	CUP	<u>Section 22.140.120</u>
...					

3. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
...					
<u>Organic waste recycling facilities<sup>2</sup></u>					
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.690</u>
<u>Composting, green waste only</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.690</u>
<u>Composting, mixed waste or food waste</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.690</u>
...					
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...					
<u>Notes:</u> ... <u>2. Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.</u>					

**SECTION 16.** Section 22.22.060 is hereby amended to read as follows:

22.22.060 Development Standards for Industrial Zones

A. Development on any lot in Zones M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, and B-2 shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial

Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

...

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## Land Use Regulations including Types of Permits and Development Standards Required in Rural Zones

**SECTION 17.** Section 22.24.030 is hereby amended to read as follows:

### **22.24.030. Land Use Regulations for Rural Zones.**

...

#### **C. Use Regulations.**

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

<b>TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES</b>			
<i>Use or Structure</i>	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
...			
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...			

**SECTION 18.** Section 22.24.040 is hereby amended to read as follows:

### **22.24.040 – Development Standards for Rural Zones**

A. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division

7, Chapter 22.130 (Sensitive Uses). Where standards in Chapter 22.130 and this Section are in conflict, the more restrictive shall apply.

AB. Development on any lot in Zones C-RU and MXD-RU shall comply with Division 6 (Development Standards), where applicable.

...

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## Land Use Regulations including Types of Permits and Development Standards Required in Mixed-Use Zones

**SECTION 19.** Section 22.26.030 is hereby amended to read as follows:

### **22.26.030. Mixed Use Development Zone.**

...

B. Land Use Regulations.

...

3. Use Regulations.

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
	<i>Permit/Review</i>	<i>Additional Regulations</i>
...		
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...		

...

D. Development Standards. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category,

shall comply with Division 7, Chapter 22.130 (Sensitive Uses) in addition to the standards below. Where standards in Chapter 22.130 and this Section are in conflict, the more restrictive shall apply.

All new development projects in Zone MXD shall be subject to the following development standards:

...

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**Land Use Regulations including Types of Permits and Development Standards  
Required in New Green Zone Districts**

**SECTION 20.** Chapter 22.84 is hereby added to read as follows:

**Chapter 22.84      Green Zone Districts**

**Sections:**

**22.84.010              Purpose**

**22.84.020              Applicability**

**22.84.030              Standards and Requirements for Specific Uses**

**22.84.040              Schedule for Compliance**

**22.84.010              Purpose.**

The Green Zone Districts are established to promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. This Chapter provides regulations and procedures for new and existing land uses to ensure that such land uses will be operated in consideration of the surrounding sensitive uses as defined in Chapter 22.14 (Definitions), minimizing potential adverse health and safety impacts, and promoting clean industrial uses. The Green Zone Districts are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-

Firestone, South San Jose Hills, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria.

**22.84.020 Applicability.**

A. General Applicability. This Chapter applies to uses that are located in permitted zones within the Green Zone Districts, as depicted on Figure 22.84.010-A, and meet all criteria described below:

1. Type of uses

a. New and legally established, existing uses listed under the Industrial Uses category, except for Airport-Related sub-category, in Table 22.22.030-B (Principal Use), including airports, heliports, helistops, and landing strips.

b. New and legally established, existing uses listed under Recycling and Solid Waste Uses category in Table 22.22.030-B (Principal Use).

c. New and legally established, existing uses listed under the Vehicle-Related Uses, in Table 22.22.030-B (Principal Use), except for Vehicle sales and rentals sub-category. Supply stores under Vehicle services sub-category that are within fully enclosed buildings are also not subject to this Chapter.

2. Location of uses.

a. Any lots, or portion thereof, that contain the uses described in Subsection A.1.a., A.1.b, or A.1.c, above, and are located within a 500-foot radius of a lot that contains a sensitive use as defined in Chapter 22.130 as of [EFFECTIVE DATE]

OF ORDINANCE] shall comply with the requirements in Subsections 22.84.030, 22.84.040, and 22.84.050, below.

b. For the purpose of this Chapter, all requirements shall also apply to such lots, or portions thereof, if the sensitive use within a 500-foot radius is located within an incorporated area and is also a residential use.

3. Prohibited uses. The following uses are prohibited within a 500-foot radius of a lot containing a sensitive use in the Green Zone Districts:

- a. Acid manufacture
- b. Cement, lime, gypsum, or plaster of paris manufacture
- c. Distillation of bones
- d. Drop hammers
- e. Forging works
- f. Explosives
- g. Fertilizer manufacture
- h. Gas manufacture
- i. Glue manufacture
- j. Smelting of tin, copper, zinc or iron ores
- k. Tannery or the curing or storage of raw hides
- l. Metal plating
- m. Polymer plastics and foam manufacture

4. Schedule for compliance. Existing structures or development for the uses subject to this Chapter shall comply with the applicable provisions of this Chapter

pursuant to Subsection 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses), below.

5. Exemption. Notwithstanding Subsection A.1.a, above, this Chapter shall not apply to the following:

i. Any legally established, existing uses that have been operating with an approved discretionary land use permit as provided by this Title 22, until the expiration date of such permit or until a new discretionary permit is required.

ii. Any lawfully established automobile service station, for which a valid building permit has been issued prior to [EFFECTIVE DATE].

#### B. Exceptions

1. When in conflict with other provisions of Title 22, the more restrictive requirements shall apply.

2. Improvements made pursuant to this Chapter shall not be subject to Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

### **22.84.030 Standards and Requirements for Specific Uses.**

#### A. Application Requirements.

1. The following uses shall require a Conditional Use Permit (Chapter 22.158) within a 500-foot radius of a lot containing a sensitive use in the Green Zone Districts.

##### a. Industrial Uses.

i. Assembly, manufacture, packaging, and storage of finished or prepared materials, including on-site manufacture of raw, natural, or synthesized flammable or toxic chemicals:

(a) Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture.

(b) Precious and semi-precious metal products, including jewelry and lapidary.

ii. Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:

(a) Metal products and parts; including the fabricating, engraving, spinning, storing, plating, and finishing of, where the use prohibits snap riveting and any process used in bending or shaping, which produces any audible nuisance or disagreeable noise, is prohibited. Use of perchloric acid is prohibited. Use excludes foundries and forging works.

iii. Food processing:

(a) Breweries (excluding microbreweries).

(b) Dairy products depots.

(c) Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size.

(d) Starch mixing and bottling.

iv. Laundries and cleaning services, such as rug and carpet cleaning plants.

v. Manufacturing:

(a) Blacksmith shops.

(b) Boat building.

(c) Concrete batching plants, mixers of one cubic yard capacity or smaller.

(d) Engraving, machine metal engraving.

(e) Fabricating.

(f) Ice manufacturing, distribution and storage.

(g) Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time.

(h) Lumberyard.

(i) Machine shops.

(j) Paint mixing, excluding lacquers and synthetic enamels.

(k) Presses, hydraulic presses for the molding of plastics.

(l) Refrigeration plants.

(m) Sand, the washing of sand to be used in sandblasting.

(n) Sheet metal shops.

(o) Stone, marble and granite; including grinding, dressing,  
and cutting.

vi. Storage:

(a) Acetylene and oxygen storage in tanks. Oxygen shall be  
stored in a room separate from acetylene and such rooms are separated by a not less  
than one-hour fire-resistant wall.

(a) Boat storage.

(c) Building materials.

(d) Bus storage.

(e) Car barns for buses and streetcars.

(f) Cold storage plants.

(g) Contractor's equipment yards, including farm and building  
trade equipment.

(h) Distributing plants.

(i) Draying yards or terminals.

(j) Fuel yards.

(k) Machinery storage yards.

(l) Moving van storage or operating yards.

(m) Plaster storage.

(n) Produce yards and terminals.

(o) Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers.

(p) Truck and RV storage.

(q) Warehouses, including storage warehouses, which generate more than 100 truck trips per day.

(r) Wood yards.

vii. Tire retreading or recapping.

viii. Valves, storage and repair of; including oil well valves.

ix. Welding.

b. Vehicle-Related Uses:

1. Automobile washing, automatic car wash.

2. Automobile washing, coin-operated or hand wash.

3. Vehicle services, automobile body and fender repair, and paint shops.

4. Vehicle services, automobile impound and tow yards.



5. Vehicle services, automobile painting and upholstery shops.

6. Vehicle services, any automobile repair garages that have accessory uses.

7. Vehicle services, new automobile service stations.

8. Vehicle services, automobile supply stores, outdoor.

c. New development, change of use, or major improvements proposed on a site that is partially or entirely located within a half-mile radius of the boundaries of Superfund Sites [as identified in the Environmental Protection Agency (EPA) National Priorities List]. For these uses, an environmental site assessment (Phase 1 Study) shall be submitted.

2. All other types of industrial or vehicle-related uses subject to this Chapter shall require a Ministerial Site Plan Review (Chapter 22.186) application in compliance with this Subsection 22.84.030.

B. Additional Findings. When a Conditional Use Permit (CUP) (Chapter 22.158) is required by Subsection 22.84.030, above, the following additional findings shall apply in addition to the CUP findings required in Section 22.158.050.B (Findings and Decision):

1. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property;

2. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, and minimizes impacts on nearby sensitive uses; and

3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

C. Development Standards.

1. Development Standards for All Uses Subject to this Chapter.

a. Solid walls.

i. The following uses shall provide solid walls along the street frontage and any other lot lines adjoining a lot containing sensitive uses:

(a) Recycling collection facilities;

(b) Recycling processing facilities;

(c) Organic waste facilities;

(d) Pallet yards; or

(e) Uses that have accessory uses or secondary, related activities other than parking occurring outdoors.

ii. Required solid walls shall meet the following standards:

(a) Be of a uniform height between eight and 12 feet.

(b) Be of a minimum thickness of six inches.

(c) Be a neutral color.

(d) Be constructed in workmanlike manner and consist of materials such as concrete masonry unit (CMU) or masonry, brick, or the like etc.

iii. Any type of fencing or wire is prohibited, except that metal gates may be permitted for the purpose of vehicular access.

b. Landscaping on street frontage. Required solid walls along the street frontage shall be set back by landscaping of a minimum of five feet in depth as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall consist of the following:

i. One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced ten feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant.

ii. The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and shall not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

iii. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

- iv. Trees shall be selected from the Tree Species List maintained by the Director.
- c. Storage of Materials, Vehicles, or Equipment.
  - i. Any materials, vehicles, or equipment that are stored outdoors shall not exceed the height of the surrounding wall.
  - ii. The height of stored materials outdoors shall not exceed the height of the required wall(s). Stored materials shall be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater.
  - iii. The area between the stored materials and the wall may be landscaped.
- d. Enclosure. A completely enclosed building shall be provided for the following unless another regulatory agency requires natural ventilation:
  - i. Any area used for storage or handling of hazardous materials;
  - ii. Any area where manufacturing or repair work occurs, such as assembly or disassembly of parts, repairs, including pallet repairs, processing of materials, or operation of equipment that emits or generates dust, smoke, gas, fumes, cinder or waste; or
  - iii. Recycling processing facilities.
- e. Surfacing. Areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment shall be paved with impervious

materials such as an asphalt or an oil and aggregate mixture, use light color pavement, and be maintained to the satisfaction of the Director. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works.

f. Recycling and Solid Waste Storage. Any trash receptacles or storage areas for recycling and solid waste shall meet the requirements set forth in Chapter 22.128 (Storage Enclosure Requirements for Recycling and Solid Waste).

g. Vehicular access and on-site circulation. Driveway, on-site vehicular circulation, and loading and unloading areas, including truck loading docks, shall be located in rear or side of structures, or as far from the sensitive use as feasible, to the satisfaction of the Director.

h. Accessory Structures and Utilities. A site that contains an outdoor operation with an office shall permanently affix the building to the ground and provide one toilet that is served by public water and sewer, or otherwise approved by the Director as well as by the Departments of Public Health and Public Works.

i. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each facility or site shall provide a perimeter identification sign that complies with the following:

i. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-

way and for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign.

ii. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for a perimeter identification sign shall not be accounted for the area permitted for business signs specified in Chapter 22.114 (Signs).

iii. The perimeter identification sign shall permanently display hours of operation, telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way.

iv. Multi-tenant buildings or sites may provide one such sign containing the information for all tenants listed in Subsection C.1.i.iii, above, provided that each tenant has its own business identification sign that is clearly visible from the public right-of-way.

2. New Development or Proposed Expansions to Legally-Established, Existing Uses Adjacent to Sensitive Uses.

a. Building setback. A minimum of a 10-foot setback shall be provided along the property lines adjacent to sensitive uses. Any proposed additions above the ground floor of legally-established, existing uses adjacent to sensitive uses shall also be set back 10 feet from the nearest property line.

b. Building height. Any new building or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment including HVAC units, air purifiers, etc., shall set back the portion of the building or structure one additional foot for every foot above 35 feet in height, up to a maximum height of 45 feet.

3. Standards for Specific Uses.

a. Automobile and vehicle repair shops.

i. No open vehicle hood is permitted outside the building.

b. Automobile service stations.

i. All new automobile service stations shall comply with the requirements set forth in Subsection C.2, above.

ii. All new automobile service stations shall locate the gasoline dispensing areas at least 50 feet from the nearest sensitive uses.

D. Modification.

1. A modification may be requested for the development standards listed below:

a. Solid wall (Subsection C.1.a.ii).

b. Landscaping (Subsection C.1.b.i).

c. Accessory Structures and Utilities (Subsection C.1.h).

d. Signs (Subsection 1.h.ii).

2. When a modification is requested for any development standards listed in Subsection D.1, above, all of the following findings shall apply in addition to the findings required in Subsection B (Additional Findings), above:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community; and

c. Granting the requested modification is consistent with the findings in Subsection D.2., above in addition to the findings required in Subsection B (Additional Findings), above.

E. Performance Standards for All Uses.

1. Hours of outdoor operation. No outdoor operation or activities, including truck loading and unloading, shall be conducted between 8:00 p.m. and 7:00 a.m., daily.

2. Storage of Materials and Waste. All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.

3. Site Maintenance. Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of



garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.

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**Explanation of Schedule of Compliance for Existing Uses to Comply with New Land Use Regulations Development Standards, and Permitting Process Required in New Green Zone Districts**

**22.84.040 Schedule for Compliance for Existing, Legally-Established Uses**

A. Legally-established, existing uses that are subject to this Chapter shall be brought into compliance with all applicable requirements of this Chapter according to the schedule identified in Table 22.84.040-A, below, as follows, provided that the number of years to comply is accounted from [EFFECTIVE DATE OF THE ORDINANCE]:

<b>TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses</b>			
<b>Permit Required</b>	<b>3 Years</b>	<b>5 Years</b>	<b>10 Years</b>
Site Plan Review for uses up to 100 feet from a Sensitive Use	Legally existing businesses, sign only	Legally existing businesses, walls and landscaping, surfacing.	Enclosure
Site Plan Review for uses between 101 – 500 feet from a Sensitive Use		All requirements	
CUP for uses up to 100 feet from a Sensitive Use		Sign, Walls, Landscaping	All other requirements for CUPs

CUP for uses between 101 500 feet from a Sensitive Use			All other requirements for CUPs
--	--	--	---------------------------------

1. Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use in a permitted zone and:

a. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.i (Perimeter Identification Signs) of Section 22.84.030, only, three years;

b. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.a through h, except for d (Enclosure) of Section 22.84.030, five years;

c. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.d (Enclosure) of Section 22.84.030, ten years;

d. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter for the requirements specified in Subsection C.1.a (Solid walls), b (Landscaping on street frontage), and i (Perimeter Identification Signs) of Section 22.84.030, five years; or

e. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter for all other requirements, 10 years.

2. Existing uses that are entirely or partially located between a 100-foot radius and a 500-foot radius of any lot containing a sensitive use and:
- a. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.a through h, except for d (Enclosure) of Section 22.84.030, five years;
  - b. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.d. (Enclosure) of Section 22.84.030, ten years; or
  - c. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter, ten years.
3. Uses that are subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter shall be brought into full compliance with all applicable requirements of this Chapter, no later than [Ten years from effective date of Ordinance] or cease operations.
4. All existing uses that have been operating with an approved discretionary land use permit prior to [Effective date of Ordinance] as provided by this Title 22 shall be brought into full compliance with all applicable requirements of this Chapter upon a renewal of such permits or requirement for a new discretionary permit.

## Update to Existing Required Parking Spaces for Specific Industrial Uses

**SECTION 21.** Section 22.112.070 is hereby amended to read as follows:

22.112.070 Required Parking Spaces.

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

<b>TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES</b>		
<b>Use</b>		<b>Number of Spaces</b>
...		
Industrial uses – in any zone, excluding Zone SR-D		
	Industrial/manufacturing uses, excluding <u>recycling and solid waste facilities</u> <del>scrap-metal processing, automobile dismantling, junk and salvage</del>	1 space per 500 square feet and 1 space per vehicle <u>directly</u> used for <u>operation of the business</u> .
	<u>Recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities except for landfills.</u> <del>Scrap-metal processing, automobile dismantling, and junk and salvage yards</del> <sup>3</sup>	1 space per vehicle <u>directly</u> used for <u>operation of the business</u> , and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of <u>403</u> spaces is required for each use.
	Warehouses, as defined in Division 2 (Definitions)	1 space per 1,000 square feet used for warehousing and 1 space per 400 square feet used for office.
...		
<u>Vehicle-related uses</u>		
	<u>Auto services, excluding automobile impound yards, automobile service stations, automobile supply stores, and boat repair.</u>	<u>1 space per 500 square feet of building or structure area used for repair work.</u>

...

3. The parking spaces required herein shall not be used for the parking of vehicles used directly in the operation conducting of such-use scrap metal processing yards or automobile dismantling yards, or of renovated, repaired, or reassembled vehicles which are owned, operated, or in the possession of the proprietor of the yard. The addition of automobile parking spaces on an adjacent lot for purposes of complying with the parking requirements of this Section shall not be considered an expansion of the use.

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## **Proposed New Regulations for Required Recycling and Solid Waste Storage Enclosures**

**SECTION 229.** Chapter 22.128 is hereby added to read as follows:

### **Chapter 22.128     Storage Enclosure Requirements for Recycling and Solid Waste.**

#### **Sections:**

#### **22.128.010   Purpose.**

#### **22.128.020   Applicability.**

#### **22.128.030   Development Standards.**

#### **22.128.010   Purpose.**

This Chapter ensures that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by recycling and solid waste land uses and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations.

#### **22.128.020   Applicability.**

This Chapter applies to recycling and solid waste storage associated with the following:

- A. New non-residential development;
- B. New residential development with four or more units; and

C. Expansion by 50 percent or more of the existing floor area for existing non-residential or residential developments with four or more units.

**22.128.030 Development Standards.**

A. Receptacles. All waste, compost, and recyclables shall be stored in closed receptacles at all times.

B. Location. The following location standards apply to recycling and solid waste storage areas.

1. All municipal solid waste, recyclable, and compostable material receptacles shall be located within the same enclosure, unless the Director determines that extraordinary circumstances prevent co-locating containers within one enclosure, thereby necessitating multiple enclosures.

2. The storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

3. When the storage area is located outside of a building, it shall be located in the rear portion of the lot wherever feasible, or adjacent to an alley if the lot is bordered by an alley.

**C. Distance Requirements.**

1. Where an outdoor recycling and solid waste storage area is separated from an adjoining building, it shall be no closer than 10 feet from any building or 20 feet from any door or window in linear distance

D. Vertical dimensions. Recycling and solid waste storage areas shall have a vertical dimension of at least eight feet.



E. Clearance and Circulation. Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title 32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation.

F. Enclosure.

1. All outdoor recycling and solid waste storage areas are required to have a view-obstructing fence or wall in compliance with Section 22.140.430 (Outdoor Storage). Chain-link fences are not sufficient for view-obstructing requirements unless combined with inserts that obstruct view to the satisfaction of the Director.

2. The height of stored items shall not exceed the enclosure surrounding it.

3. A roof shall be required to screen the storage area from views down from upper-story windows in adjacent residential or mixed-use buildings.

G. Paving. The ground or floor where the storage area is located shall be paved pursuant to Section 22.112.080.E (Paving). The paving shall extend beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works.

H. Signage.

1. At least one sign, not to exceed four square feet in area, shall be provided for recycling and waste storage areas.

2. The sign shall be posted adjacent to the entrance to the storage area.

3. The sign shall list the type of material that may be deposited in each receptacle.

I. Cleaning and Maintenance. Recycling and solid waste storage areas shall be maintained in a clean, litter-free condition, in such a way that vermin, rodents, or other pests are prevented from entering the area.

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**Proposed New Regulations for Sensitive Uses that Choose to Locate Next to Existing, Legally-Permitted Industrial, Recycling or Solid Waste or Vehicle-Related Uses**

**SECTION 23.** Chapter 22.130 is hereby added to read as follows:

**22.130 Sensitive Uses Adjacent to Industrial, Recycling or Solid Waste, or Vehicle-Related Uses**

**22.130.010 Applicability**

**22.130.020 Application Review Procedures**

**22.130.030 Development Standards**

**22.130.010 Applicability.**

A. The standards and requirements in this Chapter shall apply to any new sensitive use, including dwelling units (except for accessory dwelling units), schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, and daycares or preschools as accessory to a place of worship, developed on a lot that is adjacent to or adjoins any legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.20.030-B (Principal Use), except for vehicle sales and rentals sub-category.

B. In a Green Zone Districts, approval of a new sensitive use shall not subject existing industrial, recycling or solid waste, or vehicle-related uses to the requirements of Chapter 22.84 (Green Zone Districts).

**22.130.020 Application and Review Procedures.**

A. Applications to establish a new sensitive use adjacent to or adjoining an existing, legally-established industrial use, recycling or solid waste use, or vehicle-related use listed in Table 22.20.030-B (Principal Use), except for vehicle sales and rentals sub-category shall submit a Land-Use Map, including a land-use legend with symbols identifying existing land uses that are within a 500-foot radius of the property lines of the proposed site.

### **22.130.030. Development Standards for Sensitive Uses.**

#### **A. Setbacks and Landscaping.**

1. In addition to the requirements of Chapter 22.126 (Tree Planting Requirements) a landscaped setback of a minimum 15 feet in depth and a minimum 3 feet in height, and shall be provided along the adjoining property lines or street frontage that directly faces any portion of an existing industrial, recycling or solid waste uses, or vehicle-related use.

2. All landscaping shall be drought-tolerant and include a mix of shrubs, turf, trees, or vertical landscaping.

3. The landscaping shall be maintained in a healthy condition, with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

B. Solid Walls. Solid walls shall be provided along the property lines or along required landscaping adjoining the applicable non-sensitive uses (industrial, recycling or solid waste uses, or vehicle-related uses, except for sales and rental) and shall have a uniform height of at least eight feet.

C. Open Space. Any common open space shall be buffered from the adjacent facilities by a building, structure(s), or landscaping of a minimum of three feet in height. The landscaped buffer shall be a minimum of three feet in depth on the premise.

D. Additional requirements

1. All windows in any buildings shall be double-glazed (double-paned).
2. Balconies shall be prohibited on the side of a building that faces an adjoining lot containing an existing industrial uses, recycling or solid waste uses, or vehicle-related uses, except for vehicle sales and rentals.
3. Air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as by Public Works Building and Safety Division and the California Air Resources Board.

**Proposal to Remove Automobile Dismantling Yards and Junk and Salvage Yards  
from Current Section and Regulate them under Recycling Collection and Recycling  
Processing Facilities**

**SECTION 24.** Chapter 22.140 is hereby amended to read as follows:

**Chapter 22.140 Standards for Specific Uses.**

...

**22.140.120 ~~Automobile Dismantling Yards, Automobile Impound Yards,~~  
and Junk and Salvage Yards.**

A. Applicability. This Section applies to ~~automobile dismantling yards,~~  
automobile impound yards, ~~and junk and salvage yards~~ in all zones where  
permitted.

B. Enclosure. All operations and storage, including all equipment used  
in conducting such business, other than parking, shall be conducted within an  
enclosed building or within an area enclosed by a solid wall or solid fence.

C. Fences and Walls. Where fences or walls are provided, they shall  
be developed as provided below.

1. All fences and walls shall be of a uniform height in relation to the  
ground upon which they stand, and shall be a minimum of eight feet in height. Where  
fences or walls exceed a height of 10 feet and are located on street or highway  
frontages, they shall be set back at least three feet from the lot line. The area

between the fence and the lot line shall be fully landscaped according to the specifications described in Subsection E, below.

2. All fences and walls open to view from any public street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

- a. Metallic panels, at least 0.024 inches thick, painted with a "baked on" enamel or similar permanent finish;
- b. Masonry; or
- c. Other materials comparable to the foregoing, if approved by the Director.

2. Other required fences may be constructed of material other than specified in Subsection C.2, above.

3. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in the Director's opinion, such used materials will provide the equivalent in service, appearance, and useful life.

4. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Director.

5. Any structures which are used as part of the yard boundaries or are exposed to view from the street frontage shall be painted to conform with the color

of the fencing. The Director may approve other appropriate architectural treatment.

D. Pavement. The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Director may:

1. Approve other paving materials which provide, in the Director's opinion, the equivalent in service and useful life; or
2. Modify such requirements within existing yards in those areas where material is stored and the Director finds no dust or mud problem would result.

E. Landscaping. At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage and visible from the right of way in accordance with the site plan approved by the Director.
2. No planting area shall have a horizontal dimension of less than three feet.
3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.
4. All landscaped areas shall be continuously and properly maintained in good condition.

F. Storage.



1. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be placed or allowed to remain outside of the enclosed yard area.

2. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zone M-3 and such storage above said fence or wall is not within 500 feet of any other zone.

G. Additional Regulations. The standards of development for ~~automobile dismantling yards, automobile impound yards, or junk and salvage yards~~ as set forth in this Section shall not relieve the proprietors of such ~~automobile dismantling yards, automobile impound yards, or junk and salvage yards~~ from complying with all regulations, laws, and ordinances of the County and the State of California.

H. Schedule for Compliance

1. All ~~automobile dismantling yards, automobile impound yards, and junk and salvage yards~~ are hereby required to comply with the requirements set forth in Subsections B through G, above, in accordance with the following schedule:

a. All storage of ~~dismantled, impounded, or wrecked~~ vehicles and ~~salvage and junk~~ shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard and above the height of the fence or wall, in compliance with Subsection B, above, within six months from January 26, 1980, the effective date of this Section.

b. All other requirements in Subsections C through G, above, shall be complied with within two years from January 26, 1980, the effective date of this Section.

c. Upon a showing of substantial compliance with the provisions of in Subsections B through G, above, the Commission may extend the time for compliance with the requirements set forth in Subsection H.1.a, above, for a period not to exceed six additional months, and may extend the time for compliance with Subsection H.1.b, above, for a period not to exceed one additional year.

2. Failure to comply with the requirements of Subsections B through G, above, shall be deemed to automatically terminate any existing nonconforming use or Conditional Use Permit (Chapter 22.158) authorizing the establishment of an ~~automobile dismantling yard, automobile impound yard, or junk and salvage yard.~~ Compliance with said requirements shall not in and of itself constitute sufficient grounds for the granting of a Conditional Use Permit (Chapter 22.158) or the extension thereof.

I. Modification. The requirements in Subsections B through G, above, may be modified upon approval of a Variance (Chapter 22.194) application.

**Land Use Regulations including Types of Permits and Development Standards  
Required for Mixed-Use Developments in Commercial Zones.**

**Section 25.** Section 22.140.350 is hereby amended to read as follows:

**22.140.350 Mixed Use Developments in Commercial Zones.**

...

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

...

6.Prohibited Uses. Notwithstanding the uses otherwise permitted in the zone, the following uses are prohibited in the commercial component of a mixed use development, as listed in Table 22.140.~~350~~<sup>360</sup>-A, below.

TABLE 22.140. <del>350</del> <sup>360</sup> -A: PROHIBITED USES	
...	
Retail/Commercial Uses	
...	...
<u>Supermarket accessory recycling collection center</u>	

**Land Use Regulations including Types of Permits and Development Standards  
Required for Mixed-Use Developments in Mixed Use Rural Zones.**

**Section 25.** Section 22.140.360 is hereby amended to read as follows:

**22.140.360 Mixed Use Developments in MXD-RU.**

...

C. Prohibited Uses. For any commercial component of a mixed use development in Zone MXD-RU, in addition to prohibited uses for commercial components of mixed use developments in 22.140.350.F (Prohibited Uses), the uses listed in Table 22.140.360-A shall be prohibited:

TABLE 22.140.360-A: PROHIBITED USES	
...	Stations-bus, railroad and taxi
...	<u>Supermarket accessory recycling collection center</u>
...	...

## Changes to Existing Land Use Regulations for Outdoor Storage

**SECTION 25.** Section 22.140.430 is hereby amended to read as follows:

### **22.140.430 Outdoor Storage.**

...

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

1. Exemptions. The following uses are exempt from this Subsection C:

a. Outdoor display, per Section 22.140.420 (Outdoor Display).

~~b. Automobile dismantling and junk and salvage yards, which shall instead be subject to the standards in Section 22.140.120 (Automobile Dismantling Yards and Junk and Salvage Yards).~~

~~c. Scrap metal processing yards, which shall instead be subject to the standards in Section 22.140.530 (Scrap Metal Processing Yards).~~

b. Outdoor storage that is subject to the standards in Chapter 22.84 (Green Zone Districts).

2. Fences and walls. Where a fence or wall is required pursuant to this Subsection C, it shall be developed as provided herein:

...

b. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

i. ~~Metallic panels at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;~~ coated with permanent metal finish;

ii. Masonry, brick, or concrete block; or

iii. Other materials comparable to the foregoing, if approved by the Director.

...

c. Required fences which are not open to view from any street or highway or any area in a Residential, Agricultural, ~~or Commercial,~~ or Mixed Use Zone may be constructed of material other than as specified in Subsection C.2.c, above if constructed and maintained in accordance with the provisions of this Subsection C.

...

e. All fences and walls, excluding masonry, brick, concrete block, and approved permanent metal-finish panels, shall be ~~painted a uniform~~ neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times.

...

g. Any structures which are used as part of the yard

boundaries or are exposed to view from a street or highway frontage shall be subject to painting, materials, finish, color, maintenance and sign requirements for fences and walls as provided in Subsections C.2.e and C.2.f, above.

...

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**Proposed Deletion of Section Regulating Scrap Metal Yards with Proposal to Regulate these Uses Under Recycling Processing Facilities.**

**SECTION 26** Section 22.140.530 is hereby deleted in its entirety:

**~~22.140.530 Scrap Metal Processing Yards.~~**

~~A. Applicability. This Section applies to scrap metal processing yards in Zone M-2.~~

~~B. Enclosure. All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.~~

~~C. Fences and Walls. Where fences or walls are provided, they shall be developed as follows:~~

~~1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be between eight and 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Subsection F, below.~~

~~2. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:~~

~~a. Metallic panels, at least 0.024 inches thick, painted with~~



a. ~~"baked on" enamel or similar permanent finish;~~

b. ~~— Masonry; or~~

c. ~~— Other materials comparable to the foregoing, if approved by the Commission or Hearing Officer.~~

3. ~~— Other required fences may be constructed of material other than as specified in Subsection C.2, above.~~

4. ~~— All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the Commission or Hearing Officer approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life.~~

5. ~~— All fences and walls, excluding masonry and approved permanent finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Commission or Hearing Officer.~~

6. ~~— Any structures which are used as part of the yard boundaries or are exposed to view from a street or highway frontage shall be subject to painting, maintenance, and sign requirements for fences and walls as provided in Subsection C.5, above. The Commission or Hearing Officer may approve other appropriate architectural treatment.~~

D. ~~— Modification to Fences and Walls. The Commission or Hearing Officer may modify fences or walls required by Subsection C, above, when said fences or walls are not exposed to view from any street or highway or any area in a Residential,~~

~~Agricultural, or Commercial Zone:~~

~~1. — Where adjoining property is located within Zones M-2, M-2.5, or M-3, and is developed with an automobile dismantling yard, junk and salvage yard, scrap metal processing yard, or other open storage use displaying similar characteristics; or~~

~~2. — Where substantial fences, walls, or buildings are located adjacent to property lines on surrounding properties which serve to enclose such yard as well or better than the wall or fence required herein. Should the use, fence, wall, or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this Section within six months from the date of such removal.~~

~~E. — Paving.~~

~~1. — All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Commission or Hearing Officer may approve other paving materials which provide, in thier opinion, the equivalent in service and useful life.~~

~~2. — Areas designated for storage or otherwise restricted to vehicular passage shall be indicated on the site plan and be so maintained unless surfaced as provided herein.~~

~~F. — Landscaping.~~

~~1. — At least one square foot of landscaping shall be provided for~~

~~each linear foot of street or highway frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:~~

~~a. — Landscaping shall be distributed along said frontage in accordance with the site plan approved by the Commission or Hearing Officer.~~

~~b. — No planting area shall have a horizontal dimension of less than three feet.~~

~~c. — A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of planted areas with a 50-foot hose.~~

~~d. — All landscaped areas shall be continuously and properly maintained in good condition.~~

~~2. — In existing yards, the Commission or Hearing Officer may approve alternative methods of providing landscaping where the criteria provided herein would cause unnecessary hardship or constitute an unreasonable requirement and an~~

~~alternative plan will, in the Director's opinion, provide as well or better for landscaping within the intent of this provision.~~

~~G. — Storage Limitations:~~

~~1. — Salvage or junk:~~

~~a. — Shall not be placed or allowed to remain outside of~~

~~the enclosed yard area; and~~

~~b. — May be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.~~

~~2. — Where the land upon which the yard is located is in Zone M-3, and such storage above said fence or wall is not within 500 feet of any other zone, the 10-foot setback shall not apply.~~

~~H. — Modification. Notwithstanding Subsection D, above, the requirements in this Section may be modified upon approval of a Variance (Chapter 22.194) application.~~

~~I. — Compliance with Other Regulations. The standards of development for such yards as set forth in this Section shall not relieve the proprietors of such yards from complying with all regulations, laws, and ordinances of the County and the State of California.~~

**Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Pallet Yards.**

**SECTION 27.** Section 22.140.650 is hereby added to read as follows:

**22.140.650 Pallet Yards**

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of pallet yards as a principal use in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Applicability. This Section applies to pallet yards in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

C. Application Requirements.

1. A pallet yard as a primary use located in Zones M-1 and M-1.5 shall require a Minor Conditional Use Permit (Chapter 22.160).

2. A pallet yard as a primary use located in Zones M-2, M-2.5, and M-3 shall require a Ministerial Site Plan Review (Chapter 22.186) application.

3. Additional Application Materials. An operations plan that addresses all requirements specified in this Section shall be submitted with the application pursuant to Subsections C.1 and C.2, above.

4. Applicability of Supplemental District Regulations. For recycling processing facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

5. Prohibition. Pallet yards are prohibited within the following areas as designated by the General Plan:

a. Agricultural Resource Areas.

b. High Fire Hazard Severity Zones.

c. Hillside Management Areas.

d. Significant Ecological Areas.

e. Very High Fire Hazard Severity Zones.

C. Development Standards.

1. Materials Accepted. Pallet yards may accept new or used pallets that are made of wood, as well as raw material (lumber) that will be used in constructing new pallets or repairing used pallets.

2. Permitted Activity and Equipment. Pallet yards may maintain activities associated with repair, deconstruction, reconstruction, recycling, or storage of pallets made of wood. Chipping and grinding or composting activities are subject to additional requirements specified in Section 22.140.690 (Organic Waste Facilities).

3. Building Enclosures and Walls.

a. All storage, including storage of all equipment used in conducting such business, other than parking, shall be enclosed by a building or a solid wall.

b. When a pallet yard is adjacent to a sensitive use, the following shall apply:

i. The entire operations and storage areas shall be conducted within an enclosed building;

ii. An air filtration system shall be installed in the building to protect indoor air quality in accordance with California Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality in accordance with Air Quality Management District requirement. The Department of Public Health may be consulted on additional air quality recommendations.

4. Building Setbacks and Height. Any buildings or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be set back within an encroachment plane sloping upward and inward starting at 35 feet for the new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet.

#### 5. Solid Walls

a. For any pallet yard that consists of outdoor operations or storage other than customer parking, a solid wall such as a masonry wall or a concrete block wall shall

be provided along the street frontage or any other lot lines adjoining a lot that contains a non-industrial use. All walls shall meet the following standards:

- i. Be of a uniform height between eight feet and 15 feet.
  - ii. Be a minimum thickness of six inches.
  - iii. Be of a neutral color.
  - iv. Be constructed in workmanlike manner and consist of materials such as concrete masonry unit (CMU) or masonry, brick, etc.
- b. Where walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the walls and the lot line shall be fully landscaped according to the specifications described in Subsection C.4, below.
- c. Any structures that are used as part of the yard or are exposed to view from a street or highway frontage shall be subject to color, maintenance, and sign requirements for walls as provided in Subsection C.3.a, above.
- d. All fences that are intended to substitute or serve as solid walls are prohibited.

#### 4. Landscaping.

- a. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage, and this landscaping shall meet the following standards:
- i. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet.



ii. Landscaping shall be distributed along said frontage and visible from the right of way in accordance with the site plan approved by the Commission or Hearing Officer.

iii. No planting area shall have a horizontal dimension of less than three feet.

iv. A permanent watering system that satisfactorily irrigates all planted areas shall be provided. When hose bibs are utilized, they shall be located not more than 50 feet apart within the required landscaped area.

v. All landscaped areas shall be continuously and properly maintained in good condition.

#### 5. Storage of Materials.

a. Pallets shall be stored at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

b. The height of pallets stored in an outdoor pallet yard shall not exceed the walls erected along the property lines.

6. Drop-off and Loading. Areas for and access to drop-off and loading shall be clearly designated by signage and shall not impede the on-site vehicular circulation.

7. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and avoid any impact on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

8. Perimeter Identification Sign. In addition to the signs that are permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each pallet yard shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way and by pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for perimeter identification sign shall not be accounted for the areas for business signs specific in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also say the following: "No loitering or littering is permitted on the premises. No materials shall be left outside of enclosures."

d. Additional signs and/or measures may be required by the Director in order to protect personnel and public health and safety.

9. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses.

10. Cleaning and Maintenance. Facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

11. Hours of operation. Pallet yards may operate no earlier than 7:00 a.m. and no later than 8:00 p.m., Monday through Saturday. Pallet yards shall not operate on Sundays and national holidays, and comply with other restrictions regarding the hours of operations as approved by the Director.

G. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), all projects subject to this Section shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation measures, equipment, and other best practices.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisance,

and migration of residues offsite, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through operation and maintenance plans that the facility will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

H. Modification. When a modification is requested for development standards listed in Subsections D.3, D.4, and D.10, above, the following findings shall apply in addition to the findings required in Section 22.158.050.B (Findings and Decision):

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well or better than the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on environment and health of the residents or occupants in surrounding areas.

I. Schedule for Compliance

1. Notwithstanding Chapter 22.172 (Nonconforming Uses, Buildings and Structures), all existing pallet yards that have been legally established shall comply with the schedule of compliance as following:

a. All pallet yards that have an approved Conditional Use Permit (Chapter 22.158) or an approved Ministerial Site Plan (Chapter 22.186) and are subject to Chapter 22.84 (Green Zone Districts) shall comply with the schedule for compliance as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

b. Other pallet yards that have an approved Conditional Use Permit (Chapter 22.158) shall be subject to all requirements of this Section upon a renewal of such permit.

c. Other pallet yards that have an approved Ministerial Site Plan (Chapter 22.186) shall submit a Conditional Use Permit (Chapter 22.158) application in compliance with all requirements of this Section within five years from [DATE], the effective date of this Section.

I. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the issuance of a Notice of Violation, the facility may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

**Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Supermarket Accessory Recycling Collection Centers.**

**SECTION 28.** Section 22.140.660 is hereby added to read as follows:

**22.140.660 Supermarket Accessory Recycling Collection Center**

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an outdoor accessory use to existing supermarkets in a manner that protects public health, safety, and welfare and minimizes impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under “Recycling and Solid Waste”.

C. Applicability. This Section applies to recycling collection centers that only accept beverage containers that are established on an existing supermarket site as an accessory use in Zones C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, M-2.5, and M-3. Any other types of recycling collection centers or bins are prohibited as an accessory use.

D. Prohibited. A recycling collection center as an outdoor accessory use to an existing supermarket as defined in Section 22.14.180 (R) in Division 2 (Definitions), under “Recycling and Solid Waste” is prohibited within a mixed-use development containing residential uses.

E. Application Requirement. A Ministerial Site Plan (Chapter 22.186) application is required for each supermarket accessory recycling collection center provided that the property and the existing principal use comply with all currently applicable development standards and are free of any zoning violations.

F. Additional Application Materials. In addition to the application materials required for a Ministerial Site Plan (Chapter 22.186), the application shall contain the following information:

1. Letters of authorization from the supermarket operator and property owner authorizing the applicant to operate a supermarket accessory recycling collection center;
2. A copy of the State certification allowing a supermarket accessory recycling collection center on the site; and
3. A copy of the current and valid County business license issued for the supermarket.

G. Development Standards. Supermarket accessory recycling collection centers as an accessory use shall comply with the following standards:

1. Materials accepted. Supermarket accessory recycling collection center may only accept beverage containers in which a beverage is sold, and which is constructed of metal, glass, plastic, or any combination of these materials, such as bottles, cans, jars, or cartons.
2. Permitted Activity. A supermarket accessory recycling collection center shall only receive material that has been separated for reuse prior to receipt. The center may not process materials except for sorting, bundling, or bailing.

3. Distance. The supermarket accessory recycling collection center shall be located a minimum of 100 feet from Residential Zones, Commercial Zones, Agricultural Zones, or mixed-use development containing residential uses.

4. Size. The total area occupied for a supermarket accessory recycling collection center shall not exceed 500 square feet.

5. Setback. The supermarket accessory recycling collection center shall be placed a minimum of 10 feet from all property lines, structures, a public right-of-way, or driveways.

6. Equipment. Power-driven processing equipment, except for reverse vending machines, is prohibited.

7. Storage of Collected Materials.

a. The recyclable materials shall be deposited and stored in containers that have lids and are made of metal. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti.

b. When the container is placed near a public or private sidewalk, a minimum of five-foot clearance shall be provided between the container and the sidewalk.

c. Vertical stacking of containers or receptacles is prohibited.

d. The containers shall be placed on a paved surface.

8. Drop-off and Loading Areas.

a. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site traffic circulation.

b. A minimum of two containers shall be provided for customers to dispose of non-recyclable items. At least one of the containers shall have no perforations, mesh,



or holes and be provided for customers to dispose any residual liquids from beverage containers prior to depositing them at the supermarket accessory recycling collection center.

9. Sign. One sign with a minimum dimension of two feet in width and two feet in length and maximum dimension of three feet in width and three feet in length shall be permanently fixed on the supermarket accessory recycling collection center in a location visible and with text that is legible to customers and from the front of the nearest street. No freestanding signs, portable signs, or banners shall be allowed. The sign shall include the hours of operation, type of materials that may be deposited, telephone number of facility operator or a representative of the facility operator, phone number of the Zoning Enforcement Section of the Department, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also say the following: "No loitering or littering is permitted on the premises. No materials shall be left outside of enclosures."

10.Required Parking. No additional parking is required for a supermarket accessory recycling collection center. However, supermarket accessory recycling collection centers shall not reduce the amount of parking for the existing uses on the property below the minimum required by Chapter 22.112 (Parking), unless a Minor Parking Deviation (Chapter 22.176) application is approved for the subject property.

11.Lighting. The supermarket accessory recycling collection center shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Hours of Operation. Hours of operation are limited to 9:00 am to 6:00 pm, Monday through Saturday, and 12:00 pm to 5:00 pm on Sunday.

13. The supermarket accessory recycling collection center must be removed within 60 days of the day the supermarket ceases to operate.

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**Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Recycling Collection Facilities.**

**SECTION 29.** Section 22.140.670 is hereby added to read as follows:

**22.140.670 Recycling Collection Facilities**

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection facilities as a principal use in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under “Recycling and Solid Waste”.

C. Applicability

1. This Section applies to recycling collection facilities as a principal use in Zones M-1, M-1.5, M-2, M-2.5, and M-3 for the deposit, drop-off, or buy-back of specific recyclable materials that may not involve processing, other than those specified in this Section.

2. Exception. This Section does not apply to legally established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to [effective date of ordinance]. However, all requirements set forth in this Section shall apply to such facilities upon the expiration of the permit.

3. Applicability of Supplemental District Regulations. For recycling collection facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

4. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. A recycling collection facility requires a Conditional Use Permit (Chapter 22.158) application and shall meet the following requirements:

1. The parcel shall contain a minimum of 5,000 square feet of lot area, and,
2. If any portion of the lot containing the recycling collection facility is within a 500-foot radius of a lot containing a sensitive use, the entire facility shall be completely enclosed in a building.

E. Co-location. A recycling collection facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided that the following requirements are met:

1. The existing use is established with an approved Conditional Use Permit,
2. The approved Conditional Use Permit being modified is active and not expired, and

3. The existing use is in compliance with all existing Conditional Use Permit conditions.

F. Additional Application Materials. In addition to Subsection D, above, an operations plan that addresses all requirements specified in this Section shall be submitted.

G. Development Standards.

1. Materials Accepted. Recycling collection facilities may accept paper, cardboard, glass, non-ferrous metal, plastic, or other items deemed appropriate by the Commission or Hearing Officer. Liquid waste, organic waste, and mixed solid waste are prohibited. Collection of any hazardous waste is prohibited unless an appropriate permit from the Fire Department and/or California Department of Toxic Substances Control has been provided to the Director.

2. Permitted Activity. A recycling collection facility shall only receive materials that have been previously separated off-site for reuse. The facility may not process materials, including briquetting, cleaning, compacting, crushing, flattening, grinding, re-manufacturing and shredding, except for sorting, bundling, or bailing.

3. Building Height. When a recycling collection facility is located on a site that is within a 500-foot radius of a lot containing a sensitive use, the building or structures or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward, starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet. In such cases, the maximum building height permitted shall be 45 feet.

4. Walls and Fences.

a. If a recycling facility site is located within a 500-foot radius of a lot containing sensitive uses, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).

b. Any outdoor recycling collection facilities that are not subject to the requirements in Subsection F.4.a, above, shall provide walls or fences according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Storage of Collected Materials. All recyclable materials on site shall be stored in a secured manner in designated receptacles, bins, or pallets, and located on a paved impermeable surface or stored within an enclosed building. Vertical stacking or storage of materials shall not exceed the height of the walls erected along the property lines.

6. Accessory Structures and Utilities. Any recycling collection facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground, and one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as the Departments of Public Health and Public Works.

7. Drop-Off and Loading for Facilities Open to General Public.

a. Areas for and access to drop-off and loading shall be clearly designated and shall not impede on-site vehicular circulation.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

i. A trash receptacle for non-liquid waste.

ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at the recycling collection facility.

8. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

9. Perimeter Identification Sign. In addition to the sign that is permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling collection facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible from the public right of way and legible for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as the perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall

also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also indicate the following: “No loitering,” “No littering,” and “No materials left outside of the recycling collection enclosure or containers.”

d. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

10. Surfacing Requirements. All areas designated for operations and storage of recyclable materials shall be paved and maintained to the satisfaction of the Director and Public Works.

11. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Cleaning and Maintenance. The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), all projects subject to this Section shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation strategies, mitigation measures, equipment, and other best practices.



2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisances, and migration of residues offsite, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Modification. When a modification is requested for development standards listed in Subsection F.4, above, the following findings shall apply in addition to the findings required in Section 22.158.050.B (Findings and Decision):

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well or better than the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on environment and health of the residents and occupants in surrounding areas.

J. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the second Notice of Violation issued within a year from the first Notice of Violation, the project will immediately be scheduled for permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a recycling collection facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the recycling collection facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

**Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Recycling Processing Facilities.**

**SECTION 30.** Section 22.140.680 is hereby added to read as follows:

**22.140.680 Recycling Processing Facilities**

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling processing facilities in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under “Recycling and Solid Waste.”

C. Applicability

1. This Chapter applies to recycling processing facilities, including transfer stations, materials recovery facilities (MRFs), construction and demolition debris (C&D) recycling facilities, automobile dismantling yards, scrap metal yards, inert debris processing facilities, and other businesses processing used materials for recycling purposes. Incidental storage or sales may be permitted.

2. Exception. This Section does not apply to legally established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to [effective date of ordinance]. However, all requirements set forth in this Section shall apply upon the expiration of such permits.

3. Applicability of Supplemental District Regulations.

a. Recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in the Chapter 22.84 (Green Zone Districts).

b. For recycling processing facilities in which a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

#### 4. Similar Uses.

a. The Director may determine that a proposed type of recycling processing facility that is not listed in this Section, or in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists through an official Emergency Ordinance, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Recycling processing facilities that meet the requirements specified in Table 22.140.680, below, shall require a Conditional Use Permit (Chapter 22.158) application:

**TABLE 22.140.680: APPLICATION REQUIREMENTS FOR RECYCLING PROCESSING FACILITIES**

<b><u>Requirements</u></b>	<b><u>MRF and Transfer Station</u></b>	<b><u>Auto Dismantling or Scrap Metal Facilities</u></b>	<b><u>C&amp;D or Inert Debris Processing Facilities</u></b>
<b><u>Permitted Zones</u></b>	M-2, M-2.5, and M- <u>3</u>	M-2, M-2.5, and M- <u>3</u>	M-1, M-1.5, M-2, M- 2.5, M-3 and A-2 (Except C&D prohibited in A-2)
<b><u>Prohibition</u></b>	<u>Significant</u> <u>Ecological Areas,</u> <u>LA County</u> <u>Floodway, FEMA</u> <u>Flood Zones, High</u> <u>Fire Hazard</u> <u>Severity Zones,</u> <u>Very High Fire</u> <u>Hazard Severity</u> <u>Zones, and Hillside</u> <u>Management</u> <u>Areas</u>	<u>Significant</u> <u>Ecological Areas,</u> <u>LA County</u> <u>Floodway, FEMA</u> <u>Flood Zones, High</u> <u>Fire Hazard</u> <u>Severity Zones,</u> <u>Very High Fire</u> <u>Hazard Severity</u> <u>Zones, and Hillside</u> <u>Management</u> <u>Areas</u>	<u>Significant</u> <u>Ecological Areas,</u> <u>LA County</u> <u>Floodway, FEMA</u> <u>Flood Zones, High</u> <u>Fire Hazard</u> <u>Severity Zones,</u> <u>Very High Fire</u> <u>Hazard Severity</u> <u>Zone (for C &amp;D</u> <u>only), Agricultural</u> <u>Resource Areas,</u>

			and Hillside Management Areas
<b><u>Minimum distance to the nearest sensitive uses</u></b>	<u>500'</u> <sup>1</sup>	<u>500' for outdoor operation</u>	<u>500'</u>
<b><u>Enclosure</u></b>	<u>Fully enclosed</u>	<u>Fully enclosed if within 500' of the lot line of the nearest sensitive uses</u>	<u>Fully enclosed if within 1000' of the lot line of the nearest sensitive uses</u>
<u>1. See Subsection H.1., Specific Standards for Materials Recovery Facilities and Transfer Stations.</u>			

E. Co-location. A recycling processing facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided that the following conditions are met:

1. The existing use is established with an approved Conditional Use Permit,
2. The approved Conditional Use Permit is active (and not expired), and

3. The existing use is in compliance with all exiting Conditional Use Permit conditions.

F. Additional Application Materials. The applicant shall provide the following additional application materials:

1. A detailed description of all aspects of proposed operations, including but not limited to requirements provided in this Subsection F;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by the Department of Public Health prior to finalization of the permit;

3. When storage and/or processing is conducted outdoor, control plans for other hazards shall be required;

4. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works.

5. Construction and demolition debris facilities shall have diversion rates certified by Public Works or by a third party and approved by Public Works.

G. Development Standards

1. Materials Accepted for Processing.

a. Recycling processing facilities may accept materials such as paper, cardboard, glass, metal, plastic, construction and demolition debris, inert debris, tires and rubber, automobiles or automobile parts, pallets, or other items deemed appropriate by the Director.

b. Collection of any hazardous waste are prohibited unless the recycling processing facility site is located in Zone M-2 outside a 500-foot radius of a lot containing a sensitive use, and an appropriate permit is has been obtained from the Fire Department and/or California Department of Toxic Substances Control.

2. Permitted Activity and Equipment. A recycling processing facility may use automated machinery for sorting, separating, baling, briquetting, crushing, compacting, grinding, shredding, and sorting of source-separated recyclable materials, subject to additional dust mitigation measures as required by Air Quality Management Districts and/or noise mitigation measures as required by Department of Public Health.

3. Building Height. For any recycling processing facilities that adjoin or are adjacent to sensitive uses, any buildings or structures or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, an additional one foot setback is required, up to 45 feet. For other sites within a 500-foot radius of a lot containing a sensitive use, the maximum building height shall be 45 feet.

4. Fences, Walls, and Landscaping.

a. If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).



b. Outdoor recycling processing facilities that are not subject to Subsection F.4.a, above, shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading for facilities open to general public.

a. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site vehicular circulation.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

i. A trash receptacle for non-liquid waste.

ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at recycling processing facility.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

7. Storage of Collected Materials. All recyclable materials shall be stored on site in designated receptacles, bins, pallets, or areas.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling processing facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public-right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also indicate the following: "No loitering," "No littering," and "No material shall be left outside of recycling enclosures or containers."

d. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Access. Any roads or highways that are used for vehicular access to a recycling processing facility site as well as other areas on-site used for vehicular

maneuvering shall be improved and maintained to the satisfaction of Public Works and Fire Department.

10. Lighting. The facility, yard, and equipment shall be equipped with lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

11. Cleaning and Maintenance. facility shall be kept in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.

#### H. Specific Requirements for Materials Recovery Facilities and Transfer Stations.

1. Any new materials recovery facility or transfer station sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

2. All operations and storage, including equipment used in conducting such business, other than parking, shall be conducted within completely enclosed buildings.

3. Surfacing. All areas designated for operations and storage of recyclable materials shall be paved with impermeable surfacing, subject to approval by the Director and the Department of Public Works, to prevent offsite water leak or contamination, or tracking of dust or mud.

#### 4. Exceptions.

a. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing recycling processing facilities that operate within completely enclosed buildings and are located within a 500-foot radius of a lot containing a sensitive

use may continue operation provided that they have an approved Conditional Use Permit (Chapter 22.158) or obtain an approval for a Conditional Use Permit within 10 years of [Effective Date of this Ordinance].

b. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing outdoor recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) may continue operation provided that the facilities are in compliance with all applicable requirements in the Chapter 22. 84 (Green Zone Districts), including Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

I. Specific Requirements for Auto Dismantling Facilities and Scrap Metal Facilities.

1. For auto dismantling or scrap metal facility sites located within a 500-foot radius of the lot containing a sensitive use, all operations and storage, including equipment used in conducting such business, other than parking, shall be conducted within completely enclosed buildings.

2. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas on a paved impermeable surface, or within an enclosed building.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. The height of the materials stored outdoor shall not exceed the walls or fences erected along the property lines.

3. Accessory Structures and Utilities. Auto dismantling facilities and scrap metal facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

J. Specific Requirements for Construction and Demolition Debris and Inert Debris Processing Facilities

1. Materials Accepted. Construction and demolition debris or inert debris processing facilities shall receive materials that have been separated for reuse prior to receipt.

2. Any construction and demolition debris or inert debris processing facility sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

3. Any construction and demolition debris processing facility or inert debris processing facility located within a 1,000-foot buffer of a lot that contains a sensitive use shall conduct all operations, including storage and equipment use, within completely enclosed buildings.

4. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. For any materials located within 50 feet of the property line or visible from the right of way, the height of the materials stored outdoors shall not exceed the walls or fences erected along the property lines.

5. Accessory Structures and Utilities. Construction demolition debris or inert debris processing facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed on the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

K. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings shall apply:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor, to the environment and persons residing or working in the surrounding area or within the project site. Such impacts include, but are not limited to, noise, dust, traffic, and odor.

2. The requested use shall operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite.

3. The operator has demonstrated through an operation and maintenance plans that the facility shall incorporate best practices for operation and site maintenance, including evidence that the facility shall be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

L. Additional Findings for a Modification to Development Standards.

1. A modification may be requested for the following development standards:

a. Subsection G.4 (Fences, Walls, and Landscaping),

b. Subsections H.3 (Surfacing),

c. Subsection I.3 (Accessory Structures and Utilities for Auto Dismantling Facilities and Scrap Metal Facilities),

d. Subsection J.4.C (Storage of Materials for Construction Demolition Debris and Inert Debris Processing Facilities); and,

e. Subsection J.5 (Accessory Structures and Utilities for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80).

f. Minimum distance requirements as specified in Subsection J.2 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least seven acres in size and the entire operation area is located outside a 500-foot radius of the nearest lot containing a sensitive use.

g. Minimum distance requirements as specified in Subsection J.3 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least 25 acres in size and the entire operation area may be located outside a 1,000-foot radius of the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection K, above, a modification request shall meet the following findings to be approved, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

M. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), any recycling processing facilities that fail to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate issuance of a Notice of Violation. Upon the issuance of the Notice of Violation, the project may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The



site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

DRAFT

**Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Organic Waste Facilities.**

**SECTION 31.** Section 22.140.690 is hereby added to read as follows:

**22.140.690 Organic Waste Facilities**

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of organic waste facilities in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) (Definitions), under “Recycling and Solid Waste.”

C. Applicability.

1. This Section applies to facilities that handle organic waste, including mulching facilities, chipping and grinding facilities, composting facilities, and in-vessel organic waste conversion facilities as a principal use or as a co-located use with other recycling or solid waste facilities.

2. Exception. This Section does not apply to existing, legally established facilities that were approved with the appropriate land use entitlements and are not subject to the requirements in Chapter 22.84 (Green Zone Districts). For such facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts), this Section does not apply until the expiration of such entitlements. Facilities with an approved Ministerial Site Plan (Chapter 22.186) shall comply with the applicable provisions of this

Section pursuant to Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

3. Applicability of Supplemental District Regulations.

a. Organic waste facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in that Chapter.

b. For recycling processing facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive requirements shall apply.

4. Similar Uses.

a. The Director may determine that a proposed organic waste facility not listed in this Section, or in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Organic waste facilities that meet the criteria specified in Table 22.140.690, below, shall require a Conditional Use Permit (Chapter 22.158) application:

**TABLE 22.140.690-A: REQUIREMENTS FOR ORGANIC WASTE FACILITIES**

<b><u>Requirements</u></b>	<b><u>Chipping and Grinding or Mulching Facilities</u></b>	<b><u>Composting Facilities<sup>2</sup></u></b>	<b><u>In-vessel Facilities<sup>5</sup></u></b>
<b><u>Permitted Zones</u></b>	<u>M-1, M-1.5, M-2, M-2.5, M-3 and A-2</u>	<u>M-1.5<sup>3</sup>, M-2, M-2.5, M-3 and A-2</u>	<u>M-2, M-2.5, M-3 and A-2<sup>6</sup></u>
<b><u>Prohibition<sup>1</sup></u></b>	<u>SEA, LA County Floodway, FEMA Flood Zone, High Fire Hazard Severity Zone, or Very High Fire Hazard Severity Zone</u>	<u>SEA, LA County Floodway, FEMA Flood Zone, High Fire Hazard Severity Zone, or Very High Fire Hazard Severity Zone</u>	<u>SEA, ARA, LA County Floodway, FEMA Flood Zone, High Fire Hazard Severity Zone, or Very High Fire Hazard Severity Zone</u>
<b><u>Distance to the nearest sensitive uses</u></b>	<u>1500' from the lot line of the nearest sensitive use, unless entirely enclosed</u>	<u>500'<sup>4</sup> or 1000' from the lot line of the nearest sensitive use</u>	<u>1500' from the lot line of the nearest sensitive use</u>
<b><u>Minimum Lot Size</u></b>	<u>1.5 acres</u>	<u>3 acres</u>	<u>3 acres</u>

1. Any portion of the facility and operation areas are prohibited in specified areas.
2. Composting facilities as used in Title 22 do not include in-vessel composting facilities.
3. A composting facility that accepts green materials only may be permitted in zone M-1.5
4. A composting facility that accepts green materials only or is fully enclosed within a building shall be located at least 500-feet from a lot containing a sensitive use.
5. In-vessel facilities include anaerobic digester, in-vessel composting, or biomass conversion facilities.
6. In-vessel facilities that are co-located with an existing landfill are exempt from the zoning requirements in A-2 Zones.

E. Co-location. An organic waste facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

1. The existing use is established with an approved Conditional Use Permit,
2. The approved Conditional Use Permit is active (and not expired), and
3. The existing use is in compliance with all existing Conditional Use Permit standards.

F. Organic Waste Accessory Uses. An accessory organic waste use, including in-vessel, may be permitted as stand-alone organic waste processing or composting when operated in conjunction with a use permitted in the zone, but not as a separate primary use, where large amounts of food or other organic waste are generated (including schools, hospitals, restaurants, supermarkets, plant nurseries, etc.), so long as the accessory use does not exceed 500 square feet, is limited to composting green waste, food waste, or vermicomposting, and is conducted completely in an enclosed structure that meets the requirements specified in Chapter 22.130 (Storage Enclosure for Recycling and Solid Waste) with a 10-foot separation from any building and 20-foot separation from any door or window.

G. Additional Application Materials. The applicant shall submit additional materials as follows:

1. A detailed description of all aspects of proposed operations and facility maintenance plans, including but not limited to all requirements provided in this Section, types and volumes of feedstocks, conversion technology process to be employed, proposed use of energy products, the types and volumes of any waste produced and ways to dispose of them, as applicable;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by the Department of Public Health prior to the permit being finalized;

3. A litter and vector control plan and maintenance plan approved by the Department of Public Health;

4. A fire prevention and emergency response plan approved by the Fire Department;

5. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works.

#### H. Development Standards

1. Materials Accepted. Facilities may accept organic materials including, but not limited to, compostable materials, yard trimmings, untreated wood wastes, natural fiber productions, food waste, manure, biosolids, digestate, and other materials as approved by California Department of Resources Recycling and Recovery (CalRecycle) and the Director. Treated or untreated medical waste or hazardous waste are prohibited.

##### 2. Permitted Activity and Equipment

a. Transfer, pre-processing, mixing, composting, screening, chipping and grinding, storage, in-vessel processing, and other processing necessary to production of compost, compost feedstocks, chipped and ground materials, and other byproducts as approved by the Director.

b. In-vessel digesters process may also involve additional type of operation, including thermal and mechanical process and biogas utilization, as approved by the Director.

3. Enclosure. When a building enclosure is provided for facility operation, an appropriate air filtration system shall be required for indoor air quality in accordance with California Division of Occupation Safety and Health and California Air Resources Board requirements, and for outdoor air quality in accordance with Air Quality Management

District requirements. The Department of Public Health may be consulted on additional air quality recommendations.

4. Fences, Walls, and Landscaping.

a. If an entirely enclosed chipping and grinding or mulching facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall meet the following requirements:

i. Walls. Walls should be constructed in a workmanlike manner using:

(1) A uniform height between eight and 12 feet.

(2) A minimum thickness of six inches.

(3) A neutral color, except black.

(4) Materials such as concrete masonry unit (CMU) or masonry, brick, etc.

ii. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.

iii. Landscaping on street frontage.

(1) Required solid walls along the street frontage shall be set back by landscaping of minimum five feet in depth.

(2) Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant.

(3) The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary.



(4) Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

(5) Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iv. Landscaping along the adjoining property lines.

(1) When the facility adjoins a lot containing a sensitive use, a minimum of 10 feet of landscaped setback shall be provided along the adjoining property lines.

b. All other outdoor organic waste facilities that are not subject to Subsection H. 4.a, above, and are located on a parcel of one acre or less shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading. Areas for and access to drop-off, loading, and weighing shall be clearly designated and shall not impede the on-site vehicular circulation.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

7. Storage of Collected Materials.

a. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility once per week, or as otherwise approved by the Director.

b. All recyclable materials stored on site shall be in designated areas or in receptacles, bins, or pallets in a secured manner, or within an enclosed building.

c. At outdoor facilities, vertical stacking or storage of materials shall not exceed the height of the walls erected along the property lines.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each organic waste facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way and for pedestrians.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a

day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also indicate the following: "No loitering," No littering," and "No material shall be left outside of the organic waste enclosure or containers."

g. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Surfacing. All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.

10. Access. Any roads or highways that are used for vehicular access to a facility site shall be improved and maintained to the satisfaction of Public Works and the Fire Department.

11. Lighting. The facility, yard, and equipment shall have adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Cleaning and Maintenance. Facility shall be maintained in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.

13. Accessory Structures and Utilities. Any facility that conducts an outdoor operation shall provide at least one office building and one toilet that is served by public

water and sewer, or otherwise approved by the Director and the Department of Public Health.

14. Dust, Odors, and Vibration. All operations shall be conducted in a manner that minimizes odor, dust, noise, vibration, and vectors. The operation shall be controlled so that human contact with dust, particulates, and pathogenic organisms through inhalation, ingestion, and transportation are minimized. Noise evaluation report and control plans for odor, dust, vibration, and vectors prepared by a licensed professional shall be approved by the Department of Public Health.

15. Fire Prevention. The operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

I. Specific Requirements for Chipping and Grinding, Mulching, or Composting Facilities.

1. Setback.

a. In A-2 Zone only, chipping and grinding and mulching facilities shall be setback a minimum of 30 feet from the public right-of-way.

2. Storage of Materials in Outdoor Facilities.

a. The maximum pile height of all feedstock and actively decomposing compost shall be 12 feet.

b. Any contaminants or residuals removed from the feedstock shall be collected separately and shall not be stored onsite more than seven days.

3. Fire Prevention.

a. The areas within 100 feet of all windrows and piles shall be maintained free of any flammable vegetation and combustible materials.

b. A fire lane of 20 feet in width shall be provided along the perimeter of the area where piles and windrows are located.

c. A distance of 20 feet shall be maintained between any piles or windrows.

J. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following findings shall be made:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor to the environment and to persons residing or working in the surrounding area or at the facility.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

K. Additional Findings for a Modification of Development Standards.

1. A modification can be requested for the following development standards:

a. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsection H.4 (Fences, Walls and Landscaping).

b. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsection H.7.b and c (Storage of Collected Materials).

c. Subsection H.13 (Accessory Structures and Utilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80).

d. Minimum distance requirements as specified in Table 22.140.690-A, above, provided that the entire operation area is located outside the required minimum distance for a specific type of facility from the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection J, above, a modification request shall meet the following additional findings, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

K. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of

Violation. Upon the issuance of a Notice of Violation, the project may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 90 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

**Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Solid Waste Facilities.**

**SECTION 32.** Section 22.140.700 is hereby added to read as follows:

**22.140.700 Solid Waste Facilities.**

A. This Section establishes standards, conditions, and procedures that support and promote sustainable ways of handling of solid waste facilities while protecting the environment and public health.

B. Definitions. Specific terms used in this Section are defined in Section 22.114.190 (S) in Division 2 (Definitions), under “Solid Waste Facilities”.

C. Applicability. This Section applies to solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy in Zones A-2, M-2, M-2.5, and M-3.

1. An expansion of an existing solid waste landfill, inert debris landfill, or facility that converts solid waste to gas or energy may be permitted. This Section applies only to the expanded portion of the existing use.

2. Exemption. This Section shall not apply to the existing portion of solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy as of the effective date of this Section and any portions thereof that have been operating with an approved Conditional Use Permit (Chapter 22.158). The requirements in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall not apply to the aforementioned facilities.



3. Prohibition. Conversion technology facilities or expanded portions of solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy are prohibited within:

- a. FEMA 100 year flood zones.
- b. Significant Ecological Areas.
- c. Very High Fire Hazard Severity Zones.
- d. Agricultural Resource Areas.
- e. A 1,500-foot radius of lots containing sensitive uses or agricultural uses when measured from the lot lines.

4. Modification to Existing Facility

a. Any modification to an existing, legally established facility as of the effective date of this Section that would encroach into the prohibited areas specified in Subsection C.3, above, requires approval of a Variance (Chapter 22.195) application and shall meet additional findings pursuant to Subsections H.1 and H.2, below.

5. Similar Uses.

a. The Director may determine that a proposed solid waste facility not listed in this Section, or in Section 22.114.190 (S) in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to

prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirements. Solid waste landfills, inert debris landfills, and facilities that convert solid waste to gas or energy that meet the requirements specified below shall require a Conditional Use Permit (Chapter 22.158) application:

1. Conversion technology facilities.

a. Conversion technology facilities may be established as a primary use or co-located with other types of recycling or solid waste facilities.

b. Conversion technology facilities shall be located on a lot that has a minimum area of two and a half acres.

2. Solid waste landfill. A solid waste landfill shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

3. A Conversion technology facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

E. Additional Application Materials Requirement.

1. Operation plan including:

a. The types and volumes of acceptable feedstocks;

b. The manner in which feedstocks will be accepted and stored;

c. The conversion technology process to be used to produce energy products;

d. The manner in which the energy products will be stored and transported;

e. The proposed uses of energy products; and

f. The types, volumes of any wastes and residuals produced, and the manner in which those wastes will be disposed.

2. Noise evaluation report and control plans for drainage and spill, biogas, odor, dust, noise and vibration prepared by a licensed professional.

3. Litter and vector control plan and maintenance plan.

4. Fire prevention and emergency response plan.

5. Air quality mitigation measures.

6. Any other evaluations, studies, or plans as required by appropriate review and permitting body.

7. Additional permits required. Prior to issuance of grading or building permits issuance, applicants shall obtain permits, licenses, certificates, or other approvals from all applicable regulatory agencies, in addition to applicable County departments:

a. South Coast or Antelope Valley Air Quality Management District;

b. Los Angeles or Lahontan Regional Water Quality Control Board;

c. California Department of Resources Recycling and Recovery (CalRecycle);

d. California Department of Fish and Wildlife;

e. California Department of Health Care Services; and/or

f. The U.S. Army Corps of Engineers.

F. Development Standards.

1. Prohibited Materials. Facilities shall not accept hazardous or special wastes, including radioactive materials, hazardous waste, household hazardous waste, electronic waste, universal waste, and medical waste without an appropriate approval from California Department of Toxic Substances Control prior to obtaining building permits.

2. Storage of Materials. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility within seven days.

3. Fire Prevention. The operator shall provide fire prevention, protection, and control measures as required, approved, and regulated by Fire Department.

G. Specific Requirements for Conversion Technology Facilities.

1. Permitted Activity and Equipment. Transfer, preprocessing, mixing, and biogas utilization may be permitted as approved by the Director.

2. Enclosure. Conversion technology facilities shall provide completely enclosed buildings for all facility operations, including material storage, loading and unloading, and processing of materials. Conversion technology facilities shall employ an appropriate air filtration system for indoor air quality, in accordance with California

Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality, in accordance with Air Quality Management Districts. The Department of Public Health may be consulted on additional air quality recommendations.

3. Walls, Fencing, and Landscaping.

a. Walls. Walls should be constructed in a workmanlike manner using:

i. A uniform height between eight and twelve feet.

ii. A minimum thickness of six inches.

iii. A neutral color, except black.

iv. Materials such as concrete masonry unit (CMU) or masonry, brick,

etc.

b. Fencing. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.

c. Landscaping on street frontage.

i. Required solid walls along the street frontage shall be set back by landscaping of a minimum of five feet in depth.

ii. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant.

iii. The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary.

iv. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

v. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

4. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

5. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each solid waste facility or site shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. Facilities not open to the public shall provide a perimeter identification sign that permanently displays the operator's name, address, and telephone number, as well as the location of the nearest facility open to the public.

d. Facilities open to the public shall provide a perimeter identification sign that a perimeter identification sign that permanently displays hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also indicate the following: "No loitering," "No littering," and "No material shall be left outside of the solid waste enclosure or containers."

e. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

6. Access. Any roads or highways that are used for vehicular access to a facility site as well as other areas on-site used for vehicular maneuvering shall be improved and maintained to the satisfaction of Public Works and Fire Department.

7. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting to ensure monitoring and operations. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

8. Fire Prevention. The operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings shall apply:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor, to the environment and persons residing or working in the surrounding area or within the facility.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the second Notice of Violation issued within a year from the first Notice



of Violation, the project will immediately be scheduled for permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

...

**Proposed Changes to Existing Section Regulating the Continuance of Nonconforming Uses, Buildings, and Structures.**

**SECTION 33.** Chapter 22.172 is hereby amended to read as follows:

**Chapter 22.172 Nonconforming Uses, Buildings and Structures.**

...

**22.172.050 Termination Conditions and Time Limits.**

...

B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

...

3. In the case of nonconforming due to use or buildings or structures nonconforming due to standards pursuant to Chapter 22.84 (Green Zone Districts):

a. Buildings or structures nonconforming due to standards, the time limit specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) shall apply, except that no request for extension of the time to maintain such buildings or structures shall be accepted or approved.

b. Nonconforming due to use pursuant to Section 22.84.020.B (Exceptions), 20 years from [EFFECTIVE DATE OF GREEN ZONE ORDINANCE],

provided that no request to further extend the time to continue such a use shall be accepted or approved.

...

**22.172.060 Review of Amortization Schedule or Substitution of Uses.**

A. Applicability.

...

3. Exception. Nonconforming buildings or structures due to use or standards pursuant to Chapter 22.84 (Green Zone Districts) must be discontinued and removed from the site as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) and Section 22.172.050.B.3 (Termination by Operation of Law). No request for extension of the time to maintain such buildings or structures on site shall be accepted or approved.

...

**Proposed Changes to Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required in Existing, Specific Community Standards Districts.**

**SECTION 34.** Section 22.300.020 is hereby amended to read as follows:

...

**22.300.020 Application of Community Standards Districts to Property.**

...

**B. ~~Additional Regulations.~~ Exceptions.**

1. Notwithstanding any contrary provisions in Division 10, any CSD regulations specified in Subsection A, above, may be waived or modified through a Housing Permit (Chapter 22.166), pursuant to Chapter 22.120 (Density Bonus).

2. Accessory Dwelling Units. CSD regulations shall apply to accessory dwelling units as follows:

a. CSD regulations shall only apply to accessory dwelling units not described in Section 22.140.640.G.3.a.(i) and 22.140.640.G.3.a.(ii); and

b. Where the regulations in Section 22.140.640 (Accessory Dwelling Units) are contrary to the provisions in a CSD regulating the same matter, the provisions in Section 22.140.640 shall prevail, except for Section 22.140.640.G.2 (Floor Area) and Section 22.140.640.G.3 (Height).

3. Green Zone Districts. Where the regulations in Chapter 22.84 (Green Zone Districts) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.C.1.i (Perimeter Identification Sign).

**SECTION 35.** Chapter 22.308 is hereby amended to read as follows:

**Chapter 22.308                      Avocado Heights Community Standards District.**

...

**22.308.040                      Applicability.**

(Reserved)

A.     General Applicability. The regulations of this CSD shall apply to any new use or structure for which a complete application has been filed on or after the effective date of this CSD, except as otherwise required in this Section.

B.     Where the application is for a parcel that is subject to the requirements in Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

...

**22.308.080    Area Specific Development Standards.**

...

B.     Area 2 – Valley Boulevard Area.

...

4.     Zone Specific Use Standards.

...

b.     Zone M-1.5.

...

iii.    Materials Recovery Facilities. A "materials recovery facility" shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5. ~~For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste~~

~~facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost~~

**22.308.090                      Modification of Development Standards.**

A.     Modifications Authorized.

1.     Minor variations to the standards specified in Sections 22.308.070.A.2 through A.4 (for Zones R-1, R-A, and A-1), Sections 22.308.070.B.2.c and B.2.d (for Zones C-H and C-1), Section 22.308.070.C (regarding setbacks in Zone C-2), and Sections 22.308.070.E.1, E.2, E.3, E.5, E.6, and E.9 (for Zones M-1 and M-1.5) shall be subject to the provisions of Subsection B, below.

2.     Modification of applications subject to the requirements of Chapter 22.84 (Green Zone Districts) shall be solely subject to the provisions of Subsection B. 4., below.

...

**SECTION 36.** Section 22.316.040 is hereby amended to read as follows:

**Chapter 22.316                      East Los Angeles Community Standards District.**

**22.316.040                      Applicability.**

...

E.     Where the application is for a parcel that is subject to the requirements of Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

...

**22.316.080                      Area Specific Development Standards.**

...

C. Union Pacific Area.

...

4. Zone Specific Development Standards

...

b. Zone M-1.

...

ii. Uses Subject to Permits. In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) as subject to approval of a Conditional Use Permit (Chapter 22.158) application in Zone M-1, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

~~Acetylene, the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.~~

Agricultural contractor equipment, sale or rental or both.

Animal experimental research institute.

~~Automobile body and paint shops, if all operations are conducted inside of a building.~~

~~Automobile upholstery.~~

Baseball park.

Billboards, the manufacture of.

Bottling plant.

~~Building materials, the storage of.~~

Carnivals, commercial or otherwise.

Cellophane products, the manufacture of.

Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction

therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.

~~Cold storage plants.~~

~~Concrete batching, provided that the mixer is limited to one cubic yard capacity.~~

~~Contractor's equipment yards, including farm equipment and all equipment used in building trades.~~

Dairy products depots and manufacture of dairy products.

~~Distributing plants.~~

Electrical transformer substations.

~~Engraving, machine metal engraving.~~

Ferris wheels.

Fruit packing plants.

Heating equipment, the manufacture of.

Ink, the manufacture of.

Iron, ornamental iron works, but not including a foundry.

Laboratories for testing experimental motion picture film.  
except the storage of boxes or crates.

~~Machine shops.~~

~~Machinery storage yards.~~

Metals:

- (1) Manufacture of products of precious metals;
- (2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving;
- ~~(3) Metal fabricating;~~
- ~~(4) Metal spinning;~~
- ~~(5) Metal storage;~~



(6) Metal working shops;

~~(7) Plating and finishing of metals, provided no perchloric acid is used.~~

Motors, the manufacture of electric motors.

Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any Residential Zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

~~Outside storage.~~

~~Paint, the manufacture and mixing of.~~

~~Pallets, the storage and manufacture of.~~

Plaster, the storage of.

~~Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.~~

Riding academies.

Rubber, the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

Rug cleaning plant.

~~Sheet metal shops.~~

Shell products; the manufacture of.

Shooting gallery.

Soft drinks, the manufacture and bottling of.

Stables, private, for the raising and training of racehorses.

Starch, the mixing and bottling of.

~~Stone, marble and granite, and the grinding, dressing, and cutting of.~~

~~Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.~~

Stove polish, the manufacture of.

Tire yards and

Trucks, the parking, rental, and repair of.

Ventilating ducts, the manufacture of.

Wallboard, the manufacture of.

~~Welding.~~

Wineries.

...

**SECTION 37.** Chapter 22.324 is hereby amended to read as follows:

**Chapter 22.324 Florence–Firestone Community Standards District.**

...

**22.324.020 Definitions.**

...

~~D. Sensitive Use. Sensitive use means a school; park; playground; child care center; foster family home; small family or group home for children; senior citizen center; or church, temple, or other place used exclusively for religious worship.~~

...

**22.324.040 Applicability.**

~~D. Nonconforming Uses, Buildings, or Structures. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:~~

~~1. The termination periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) as long as the residential use continues; and~~

~~2. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).~~

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